

040.A

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

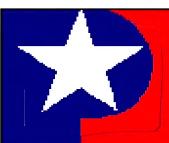
369,000 / 369,000

USE VALUE:

369,000 / 369,000

ASSESSED:

369,000 / 369,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		BOWDOIN ST, ARLINGTON

**OWNERSHIP**

Owner 1:	O'BRIEN ELIZABETH I &	Unit #:	19
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Owner 2: DREW MICHAEL

Owner 3:

Street 1: 19 BOWDOIN ST #19

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

**PREVIOUS OWNER**

Owner 1:	ROSARIO ANDREW P & -
Owner 2:	HRICZO KATHRYN -
Street 1:	19 BOWDOIN ST #19
Twn/City:	Arlington
St/Prov:	MA
Postal:	02474

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7228																

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								230153
								GIS Ref
								GIS Ref
								Insp Date
								05/30/18

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 040.A-0003-0016.0				USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2020	102	FV	363,600	0	.	.	363,600	363,600	Year End Roll	12/18/2019								
2019	102	FV	376,400	0	.	.	376,400	376,400	Year End Roll	1/3/2019								
2018	102	FV	333,000	0	.	.	333,000	333,000	Year End Roll	12/20/2017								
2017	102	FV	303,700	0	.	.	303,700	303,700	Year End Roll	1/3/2017								
2016	102	FV	303,700	0	.	.	303,700	303,700	Year End	1/4/2016								
2015	102	FV	280,800	0	.	.	280,800	280,800	Year End Roll	12/11/2014								
2014	102	FV	268,100	0	.	.	268,100	268,100	Year End Roll	12/16/2013								
2013	102	FV	268,100	0	.	.	268,100	268,100		12/13/2012								

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSARIO ANDREW	58495-153		2/15/2012		280,500	No	No		
CALLAWAY PAMELA	54636-150		5/4/2010		341,000	No	No		
SAN MARTIN RONA	49709-93		6/29/2007		335,750	No	No		
SHEPHERD ERIC L	44697-538		2/25/2005		369,000	No	No		
GARRITY DONALD	32598-493		3/30/2001		289,900	No	No	4	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/30/2019	784	Porch	16,900	C					5/30/2018	Measured	DGM	D Mann
4/21/2011	310	Re-Roof	9,700						5/15/2012	MLS	EMK	Ellen K
9/6/2007	782	Manual	13,800					demo and re-build	12/4/2008	MLS	MM	Mary M
									2/7/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 948			
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: BROWN				A Kits:	Rating:														
View / Desir: N - NONE				Frl:	Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1916	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict: G12	Fact: .			Floor: 1 - 1st Floor															
Const Mod:				% Own: 49.000000000															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>			
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%		1	5	2	1								
Sec Int Wall:	%			Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors:	%			Total:	18.6	%													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3 - Typical				Const Adj.: 1.03929210															
Insulation: 3 - Typical				Adj \$ / SQ: 413.898															
Int vs Ext: S				Other Features: 60500															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 0.91000003															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 453328															
% Com Wall	% Sprinkled:			Depreciation: 84319															
				Deprecated Total: 369009															
<b>MOBILE HOME</b>				Make:				Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 040.A-0003-0016.0								<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N					Total Yard Items:				Total Special Features:							Total:			